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SITE ASSESSMENT REPORT
FOR
CARTER WHITE LEAD
Chicago, Cook County, Illinois
SSID: None

TDD: T05-9307-006
PAN: EIL0267SAA

DECEMBER 29, 1993

Prepared by: _____ Date: 1/18/94

Reviewed by: _____ Date: 1-18-94

Approved by: _____ Date: 1/18/94

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1.0 INTRODUCTION

On July 8, 1993, the United States Environmental Protection Agency (U.S. EPA) under Technical Direction Document (TDD) # T05-9307-006, tasked the Ecology and Environment, Inc. (E & E), Technical Assistance Team (TAT) to assist the U.S. EPA On-Scene Coordinator (OSC) with conducting a site assessment (SA) at the Carter White Lead (CWL) site at 12042 South Peoria Street, in Chicago, Cook County, Illinois.

The site assessment was performed in accordance with the National Contingency Plan (NCP), and Paragraph (b)(2) of 40 Code of Federal Regulations (CFR) section 300.415, to evaluate site conditions and possible threats to human health and the environment posed by the site. This report summarizes these activities.

2.0 SITE DESCRIPTION

The CWL site is located on the south side of Chicago in the West Pullman district of Chicago, Cook County, Illinois, (41° 40' 29.0" N, 87° 38' 29.0" W). (see Figure 1 for site location map).

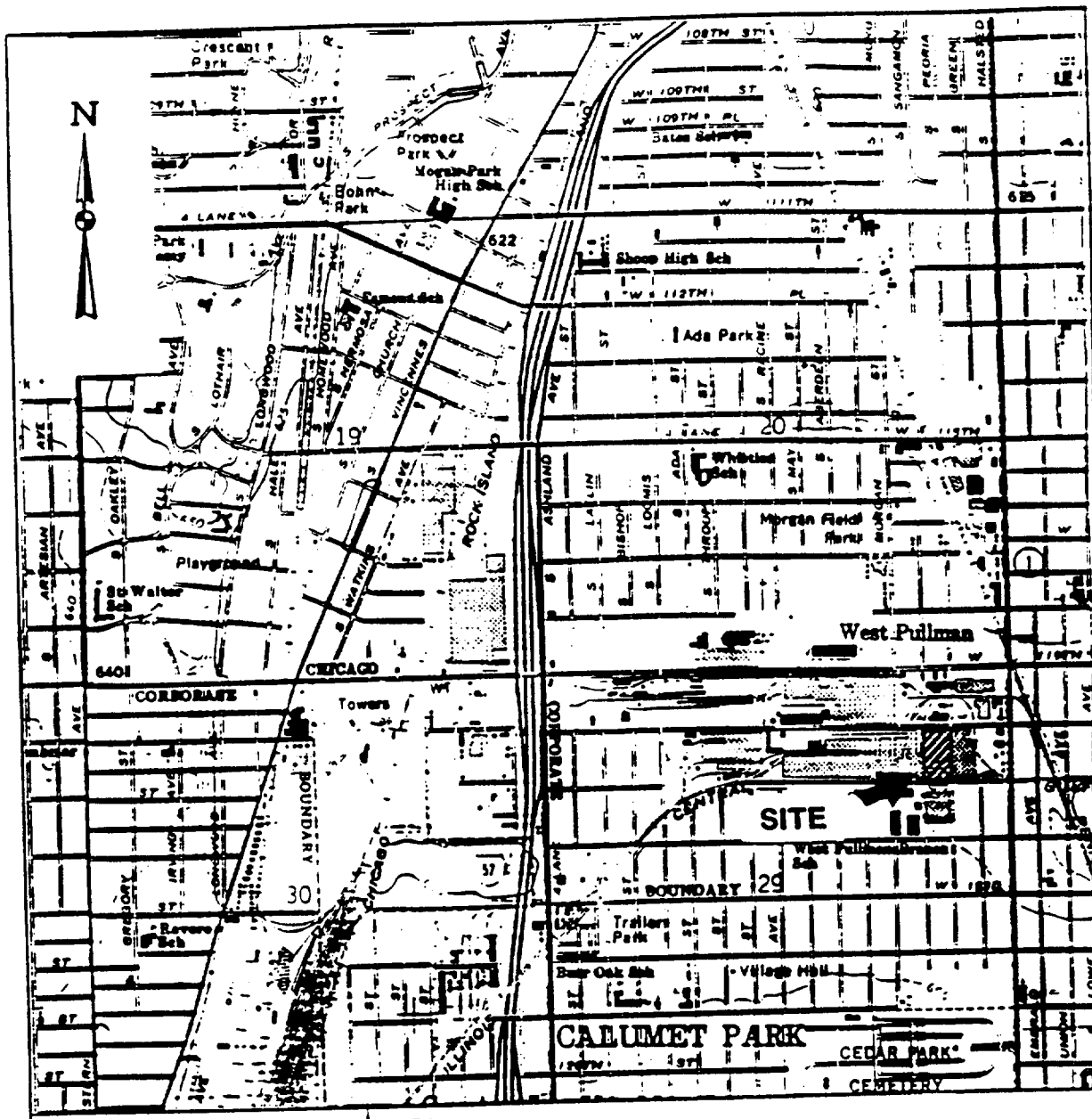
The CWL site is a former lead-based paint manufacturing facility. The three-story building that housed the facility was partially demolished in 1983, leaving the concrete and steel skeleton.

Immediately bordering the CWL site to the north and south are industrial and warehouse businesses. To the east and west of the site are vacant lots that appear to have been abandoned by various industries. There are no residences or schools within 200 feet of the site. The site is not fenced.

3.0 SITE BACKGROUND

A company called NL Industries, Inc. owned and operated a lead-based paint manufacturing facility at the CWL site from 1937 until 1976. The facility was then sold to ECT, Inc., in 1976. The name of the company was subsequently changed to Dutch Boy, Inc. In 1980, the name was changed to ARTRA Group, Inc., and the site was conveyed to Goodwill Industries of Chicago, who subsequently conveyed the property to John Heckens in 1982. CWL was then conveyed to M & T Enterprises, Inc., which subsequently conveyed the property to LaVon Tarr Enterprises. The last owner to operate a lead-based paint manufacturing facility at CWL was the ARTRA Group, Inc.

The site has been inactive since 1980. In 1983, wrecking and salvaging operations began at CWL, under the direction of Wrip Wrecking Co. In 1986, these operations were terminated when the Illinois Department of Public Health received notice of five



ILLINOIS

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Region V

111 W. Jackson Blvd., Chicago, Illinois 60604

TITLE SITE LOCATION MAP	FIGURE # 1
SITE CARTER WHITE LEAD	SCALE 1:24,000
CITY CHICAGO STATE ILLINOIS	TAN EIL0267SAA
SOURCE USGS TOPO MAP-BLUE ISLAND	DATE 12/29/93
	REVISED 1973

cases of lead poisoning. The lead poisoning was attributed to the CWL site condition and the wrecking operations. Three of the five cases were children, apparently playing on site, and at least one involved a scavenger working on site. The source of the lead poisoning was solid particles of lead that were allowed to collect inside of and on the building structure. The lead particles became airborne when disturbed. Asbestos was also detected inside of and on the building structure.

In June 1986, the Illinois Environmental Protection Agency (IEPA) initiated the first phase of an immediate removal action at the CWL site. Phase I consisted of removal and disposal of surficial solids suspected and known to contain lead and/or asbestos. The removal action included solids in the three-story building and adjacent bag house assemblies, vats, hoppers, screw conveyors, and fugitive piles around the building.

In November 1986, the second phase of the removal action began at the CWL site. Phase II removal action included the sampling, analyses, and disposal of liquids, solids, and sludges contained in all above- and below-ground tanks. Also included in the Phase II removal action was disposal of all existing process/production equipment and debris located in and around the three-story structure. Bag houses, mixing tanks, screw conveyors, hoppers and masonry rubble were removed and disposed of. In addition, the Phase II removal action included removal and disposal of asbestos in and around the three-story structure. The freestanding walls of the building and all outbuildings were demolished at that time.

In 1987, Phase III, (the final phase), began, which involved the determination of soil contamination and assessment of the structural integrity of underground storage tanks. Results of Phase III concluded that 130 cubic yards of soil on and adjacent to the site contained greater that 5 milligrams per liter (mg/l) extraction procedure (EP) toxicity lead and approximately 140 cubic yards of soil contained greater than 1% lead. According to IEPA, these soils were not removed. The Phase III investigation also concluded that the underground storage tanks at the site were structurally sound and did not leak.

In June 1991, the Ecology and Environment, Inc., Field Investigative Team (FIT) conducted an off-site reconnaissance of the CWL site. No evidence of hazardous wastes was observed. Small piles of refuse were scattered throughout the site. The refuse appeared to be vegetation, household refuse (furniture, clothes, and putricible materials), and construction material.

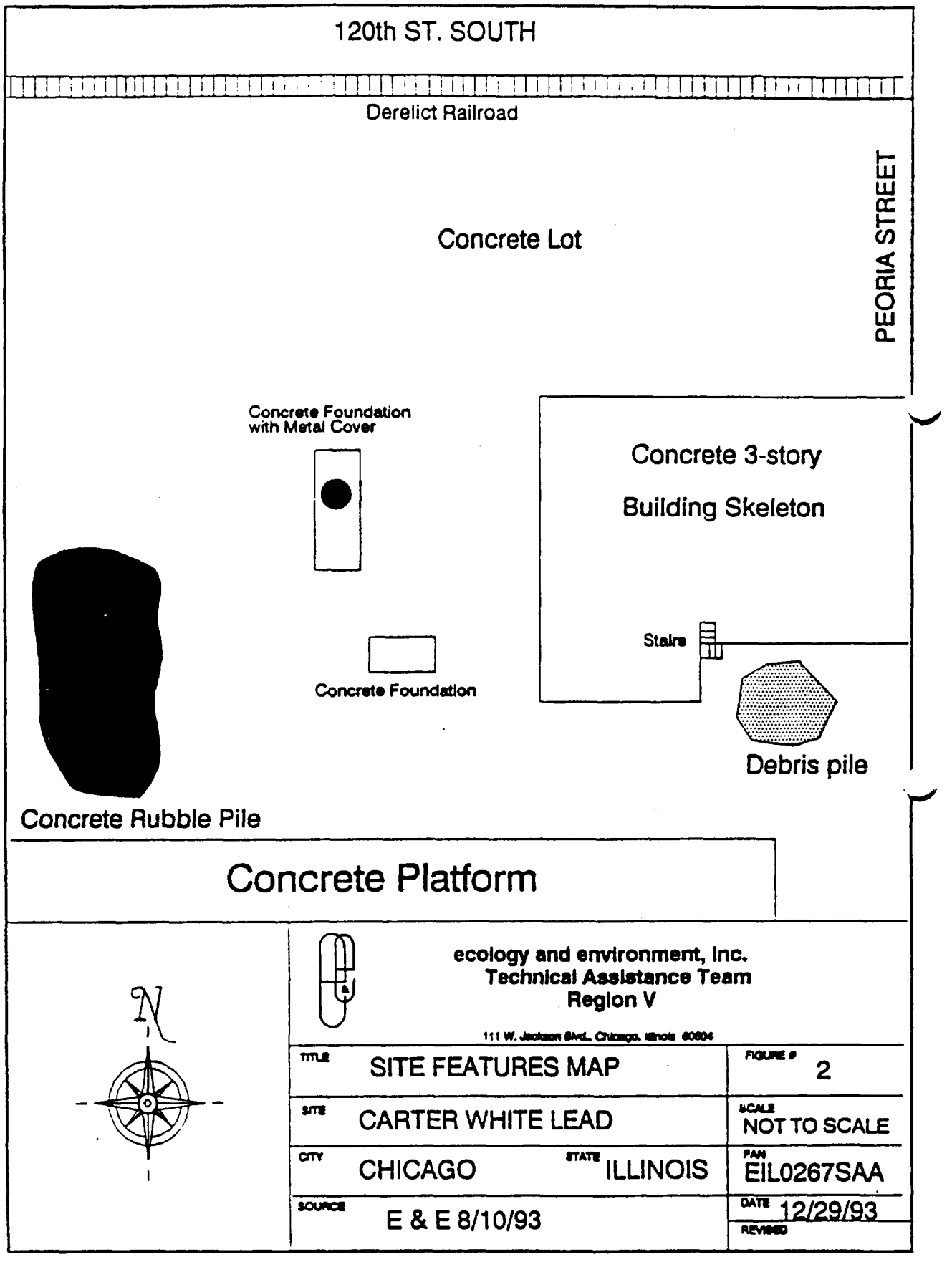
4.0 SITE ASSESSMENT

A meeting was held on August 9, 1993, prior to the site assessment with Mitch Levin of IEPA; Thomas Bloom, the U.S. EPA On-Scene Coordinator (OSC); and E & E TAT member Michael Kulikowski at the IEPA office in Maywood, Illinois. The purpose of this meeting was to discuss aspects of the site assessment. Mitch Levin was knowledgeable of the three phased removal action, and was very helpful in providing background information for the upcoming site assessment. It was determined during the meeting that the assessment should address the possibility that piles of lead-contaminated soil still remain on or adjacent to the site and that a possible exposure pathway exists. Information detailing the areas where the remaining lead-contaminated soils were located was not available.

At 11:15 hours on August 10, 1993, E & E TAT members Michael Kulikowski and John Nordine met with U.S. EPA OSC Tom Bloom and IEPA representative Mitch Levin at the CWL site.

A general walk-through of the site was performed, and the site was photo-documented. Continuous air monitoring was performed throughout the walk-through using a HNu Photon-Ionizer. No on-site readings above a preliminary off-site background calibration were obtained. Also used was an MSA 261 explosimeter. No readings were obtained above background. The grounds surrounding the 3-story building frame, building foundations, and loading docks were covered by asphalt and concrete. Areas with the potential to have exposed lead-contaminated soils (i.e. not covered by asphalt or concrete), were not observed (see Figure 2). Several concrete foundations which indicate building foundations and loading docks are located south and west of the large 3-story concrete and steel building frame. A small refuse pile consisting of general household items and construction debris was evident directly south of the 3-story structure. Further south, a large pile of broken concrete was observed. No evidence of hazardous wastes was observed. Some limited vegetation was present, apparently growing through cracks in the asphalt and concrete. No evidence was visible of soil piles or exposed soils on-site.

The 130 cubic yards of soil containing greater than 5 mg/l EP Toxicity lead and approximately 140 cubic yards of soil containing greater than 1% lead were not apparent. U.S. EPA concluded that if these soils were present during the 1986 and 1987 removal activities, the areas of concern had subsequently been covered by asphalt and concrete. A decision was made by the personnel on-site not to disturb the asphalt and concrete surrounding the building foundations. If underlying soils surrounding and adjacent to the building foundations on the CWL site were covered by asphalt and concrete, this cover served as a barrier that would keep the lead-contaminated soils from becoming


120th ST. SOUTH
Derelict Railroad
PEORIA STREET
Concrete Lot
Concrete Foundation with Metal Cover
Concrete 3-story Building Skeleton
Stairs
Concrete Foundation
Debris pile
Concrete Rubble Pile
Concrete Platform
N
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TITLE SITE FEATURES MAP
FIGURE # 2
SITE CARTER WHITE LEAD
SCALE NOT TO SCALE
CITY CHICAGO
STATE ILLINOIS
PAN EIL0267SAA
SOURCE E & E 8/10/93
DATE 12/29/93
REVISED

airborne or from coming in contact with the nearby human population.

The on-site personnel observed evidence of use of the site by unauthorized persons. The evidence was in the form of mattresses and a cooking area, suggesting that homeless persons may have temporarily sheltered there.

5.0 RECOMMENDATIONS

Based upon the investigation by U.S. EPA and the TAT, no threats to health or the environment exist currently at the CWL site. It is recommended that no removal action take place at the CWL site.

APPENDIX A

SITE PHOTODOCUMENTATION

FIELD PHOTOGRAPHY LOG SHEET

SITE NAME: Carter White Lead

TDD: T05-9307-006 PAN: EIL0267SAA

PHOTO: 1 DESCRIPTION: Abandoned 3-story building and lot (notice foreground asphalt and concrete surface)

DATE: 8-10-93

TIME: 1155

DIRECTION: Pan east to south to west

WEATHER CONDITIONS:
85 F, sunny

PHOTOGRAPHED BY:
Michael Kulikowski

FIELD PHOTOGRAPHY LOG SHEET

SITE NAME: Carter White Lead

TDD: T05-9307-006 PAN: EIL0267SAA

PHOTO: 2 DESCRIPTION: Debris pile south of building.

DATE: 8-10-93

TIME: 1130

DIRECTION: north

WEATHER CONDITIONS:
85 F, sunny

PHOTOGRAPHED BY:
Michael Kulikowski

FIELD PHOTOGRAPHY LOG SHEET

SITE NAME: Carter White Lead

TDD: T05-9307-006 PAN: EIL0267SAA

PHOTO: 3 DESCRIPTION: Interior of building.

DATE: 8-10-93

TIME: 1135

DIRECTION: north

WEATHER CONDITIONS:
85 F, sunny

PHOTOGRAPHED BY:
Michael Kulikowski

FIELD PHOTOGRAPHY LOG SHEET

SITE NAME: Carter White Lead

TDD: T05-9307-006 PAN: EIL0267SAA

PHOTO: 4 DESCRIPTION: Interior of building.

DATE: 8-10-93

TIME: 1135

DIRECTION: northwest

WEATHER CONDITIONS:
85 F, sunny

PHOTOGRAPHED BY:
Michael Kulikowski

FIELD PHOTOGRAPHY LOG SHEET

SITE NAME: Carter White Lead

TDD: T05-9307-006 PAN: EIL0267SAA

PHOTO: 5 DESCRIPTION: Large hole in concrete (notice exposed piping)

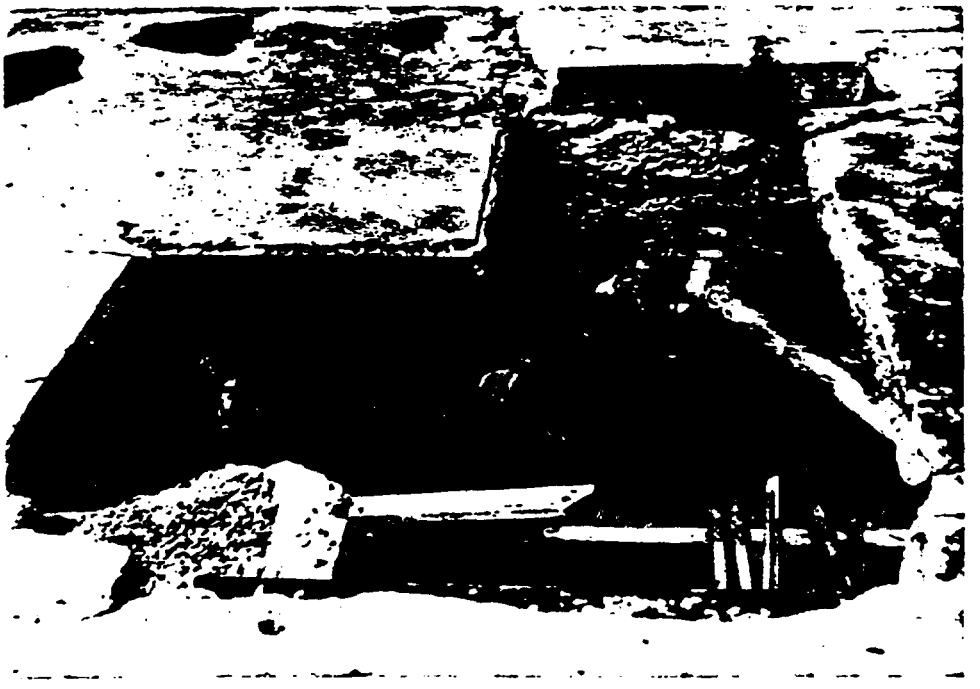
DATE: 8-10-93

TIME: 1145

DIRECTION: west

WEATHER CONDITIONS:
85 F, sunny

PHOTOGRAPHED BY:
Michael Kulikowski



FIELD PHOTOGRAPHY LOG SHEET

SITE NAME: Carter White Lead

TDD: T05-9307-006 PAN: EIL0267SAA

PHOTO: 6 DESCRIPTION: Stairway leading under foundation.

DATE: 8-10-93

TIME: 1136

DIRECTION: west

WEATHER CONDITIONS:
85 F, sunny

PHOTOGRAPHED BY:
Michael Kulikowski

FIELD PHOTOGRAPHY LOG SHEET

SITE NAME: Carter White Lead

TDD: T05-9307-006 PAN: EIL0267SAA

PHOTO: 7 DESCRIPTION: Stairway continuing to basement (notice flooding)

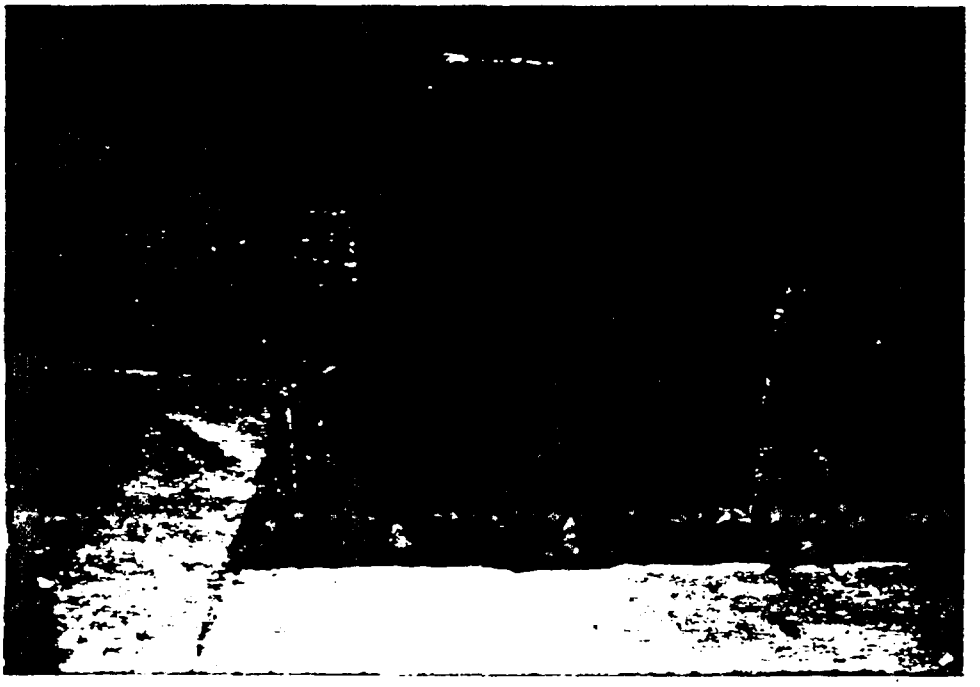
DATE: 8-10-93

TIME: 1137

DIRECTION: north

WEATHER CONDITIONS:
85 F, sunny

PHOTOGRAPHED BY;
Michael Kulikowski



FIELD PHOTOGRAPHY LOG SHEET

SITE NAME: Carter White Lead

TDD: T05-9307-006 PAN: EIL0267SAA

PHOTO: 8 DESCRIPTION: Concrete platform and concrete pile (note vegetation growing through cracks and gravel on concrete and asphalt surface)

DATE: 8-10-93

TIME: 1145

DIRECTION: Pan south to west

WEATHER CONDITIONS:
85 F, sunny

PHOTOGRAPHED BY:
Michael Kulikowski

FIELD PHOTOGRAPHY LOG SHEET

SITE NAME: Carter White Lead

TDD: T05-9307-006 PAN: EIL0267SAA

PHOTO: 9 DESCRIPTION: Large metal cover.

DATE: 8-10-93

TIME: 1200

DIRECTION: southeast

WEATHER CONDITIONS:
85 F, sunny

PHOTOGRAPHED BY:
Michael Kulikowski